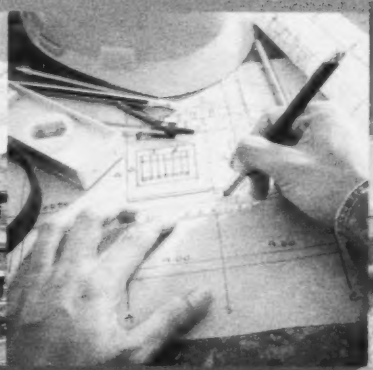
HOUSING NOW TABLES
Gatineau[1]

Date Released: Third Quarter 2018



[1] Quebec part of Ottawa-Gatineau CMA

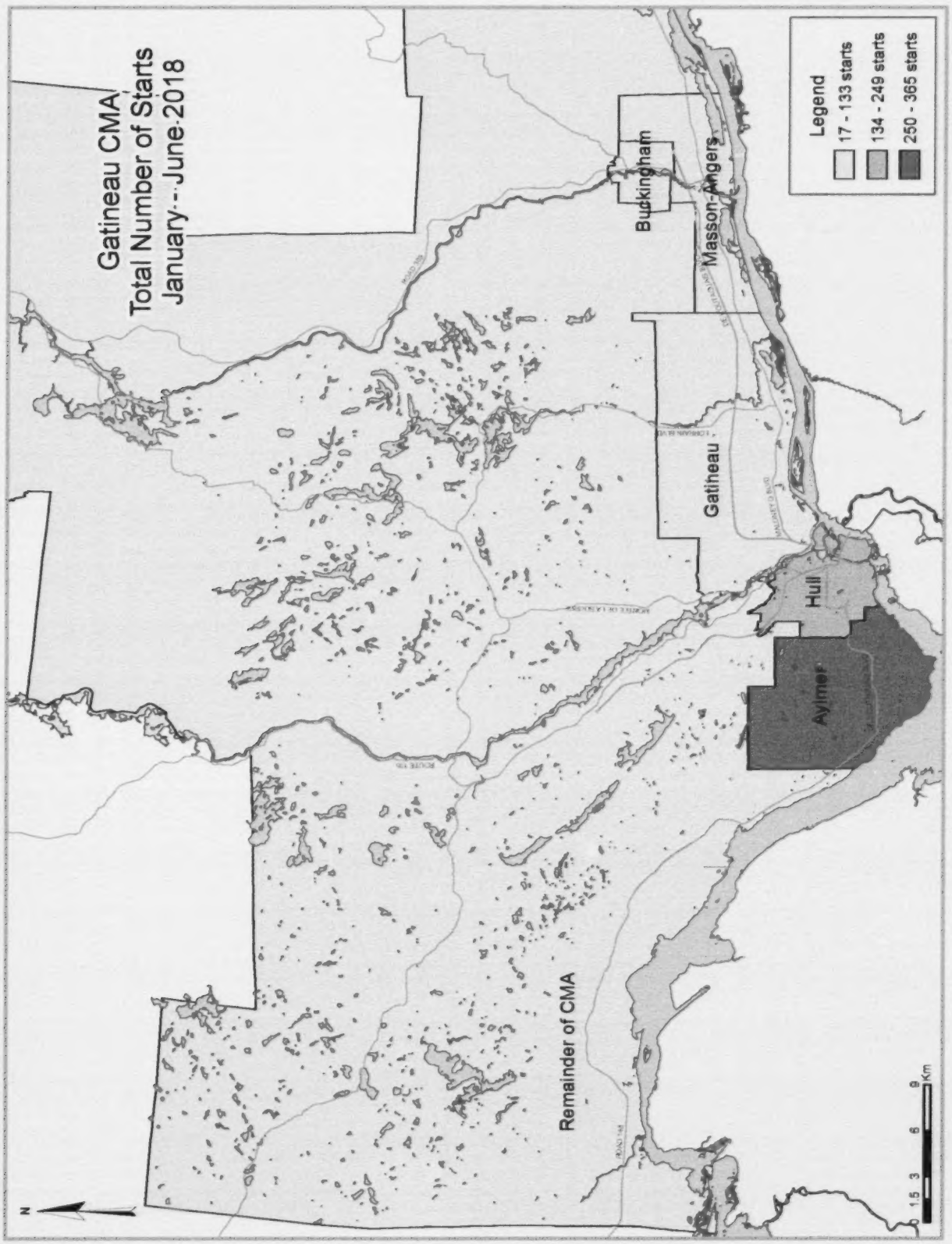
SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Canada

CMHC SCHL


Gatineau CMA
Total Number of Starts
January - June 2018
Legend
17 - 133 starts
134 - 249 starts
250 - 365 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	375	420	538	460	275	527	522	458
Multiples	1,444	1,450	420	2,148	2,448	740	1,032	1,344
Total	1,819	1,870	958	2,608	2,723	1,267	1,554	1,802
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	603	417	51	85	66.7%	92	142	54.3%
Multiples	1,108	1,600	246	418	69.9%	664	672	1.2%
Total	1,711	2,017	297	503	69.4%	756	814	7.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion) Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	85	60	44	0	0	124	0	190	503
Q2 2017	51	60	41	0	0	38	0	107	297
% Change	66.7	0.0	7.3	n/a	n/a	**	n/a	77.6	69.4
Year-to-date 2018	142	94	48	0	0	272	0	258	814
Year-to-date 2017	92	94	56	0	6	80	0	428	756
% Change	54.3	0.0	-14.3	n/a	-100.0	**	n/a	-39.7	7.7
UNDER CONSTRUCTION									
Q2 2018	238	68	49	0	0	284	0	753	1,392
Q2 2017	166	62	91	0	6	280	0	678	1,353
% Change	43.4	9.7	-46.2	n/a	-100.0	1.4	n/a	11.1	2.9
COMPLETIONS									
Q2 2018	59	36	27	0	5	4	0	264	395
Q2 2017	25	56	17	0	0	64	0	93	255
% Change	136.0	-35.7	58.8	n/a	n/a	-93.8	n/a	183.9	54.9
Year-to-date 2018	208	68	57	0	5	72	0	543	953
Year-to-date 2017	95	90	43	0	0	150	0	97	475
% Change	118.9	-24.4	32.6	n/a	n/a	-52.0	n/a	**	100.6
COMPLETED & NOT ABSORBED									
Q2 2018	49	44	18	0	1	97	n/a	n/a	209
Q2 2017	53	60	23	0	0	180	n/a	n/a	316
% Change	-7.5	-26.7	-21.7	n/a	n/a	-46.1	n/a	n/a	-33.9
ABSORBED									
Q2 2018	59	34	33	0	5	68	n/a	n/a	199
Q2 2017	31	35	21	0	0	73	n/a	n/a	160
% Change	90.3	-2.9	57.1	n/a	n/a	-6.8	n/a	n/a	24.4
Year-to-date 2018	210	66	59	0	6	100	n/a	n/a	441
Year-to-date 2017	129	83	42	0	0	131	n/a	n/a	385
% Change	62.8	-20.5	40.5	n/a	n/a	-23.7	n/a	n/a	14.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q2 2018	38	54	42	0	0	124	0	190	448
Q2 2017	22	60	38	0	0	38	0	106	264
Aylmer									
Q2 2018	7	24	37	0	0	57	0	88	213
Q2 2017	6	30	34	0	0	38	0	82	190
Hull									
Q2 2018	1	0	0	0	0	63	0	76	140
Q2 2017	1	0	0	0	0	0	0	10	11
Gatineau									
Q2 2018	23	12	5	0	0	4	0	17	61
Q2 2017	12	10	4	0	0	0	0	14	40
Buckingham									
Q2 2018	0	10	0	0	0	0	0	9	19
Q2 2017	2	4	0	0	0	0	0	0	6
Masson-Angers									
Q2 2018	7	8	0	0	0	0	0	0	15
Q2 2017	1	16	0	0	0	0	0	0	17
Rest of the CMA (Quebec portion)									
Q2 2018	47	6	2	0	0	0	0	0	55
Q2 2017	29	0	3	0	0	0	0	1	33
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2018	85	60	44	0	0	124	0	190	503
Q2 2017	51	60	41	0	0	38	0	107	297

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q2 2018	39	60	33	0	0	284	0	749	1,165
Q2 2017	31	62	85	0	6	280	0	669	1,203
Aylmer									
Q2 2018	9	28	28	0	0	147	0	450	662
Q2 2017	9	30	73	0	6	178	0	420	716
Hull									
Q2 2018	2	0	0	0	0	133	0	156	291
Q2 2017	2	0	0	0	0	94	0	172	268
Gatineau									
Q2 2018	23	12	5	0	0	4	0	130	174
Q2 2017	16	14	4	0	0	8	0	27	139
Buckingham									
Q2 2018	0	12	0	0	0	0	0	13	25
Q2 2017	2	4	0	0	0	0	0	50	56
Masson-Angers									
Q2 2018	5	8	0	0	0	0	0	0	13
Q2 2017	2	14	8	0	0	0	0	0	24
Rest of the CMA (Quebec portion)									
Q2 2018	199	8	16	0	0	0	0	4	227
Q2 2017	135	0	6	0	0	0	0	9	150
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2018	238	68	49	0	0	284	0	753	1,392
Q2 2017	166	62	91	0	6	280	0	678	1,353

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q2 2018	17	24	27	0	5	4	0	262	339
Q2 2017	19	56	17	0	0	64	0	93	249
Aylmer									
Q2 2018	6	2	27	0	5	4	0	16	60
Q2 2017	11	32	13	0	0	64	0	69	189
Hull									
Q2 2018	0	0	0	0	0	0	0	185	185
Q2 2017	5	0	0	0	0	0	0	0	5
Gatineau									
Q2 2018	8	12	0	0	0	0	0	61	81
Q2 2017	3	8	4	0	0	0	0	24	39
Buckingham									
Q2 2018	0	8	0	0	0	0	0	0	8
Q2 2017	0	10	0	0	0	0	0	0	10
Masson-Angers									
Q2 2018	3	2	0	0	0	0	0	0	5
Q2 2017	0	6	0	0	0	0	0	0	6
Rest of the CMA (Quebec portion)									
Q2 2018	42	12	0	0	0	0	0	2	56
Q2 2017	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2018	59	36	27	0	5	4	0	264	395
Q2 2017	25	56	17	0	0	64	0	93	255

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q2 2018	13	32	17	0	1	94	n/a	n/a	157
Q2 2017	16	56	23	0	0	180	n/a	n/a	275
Aylmer									
Q2 2018	4	7	17	0	1	12	n/a	n/a	41
Q2 2017	5	32	19	0	0	133	n/a	n/a	189
Hull									
Q2 2018	1	0	0	0	0	72	n/a	n/a	73
Q2 2017	7	0	0	0	0	12	n/a	n/a	19
Gatineau									
Q2 2018	6	1	0	0	0	10	n/a	n/a	17
Q2 2017	4	10	4	0	0	35	n/a	n/a	53
Buckingham									
Q2 2018	0	15	0	0	0	0	n/a	n/a	15
Q2 2017	0	9	0	0	0	0	n/a	n/a	9
Masson-Angers									
Q2 2018	2	9	0	0	0	0	n/a	n/a	11
Q2 2017	0	5	0	0	0	0	n/a	n/a	5
Rest of the CMA (Quebec portion)									
Q2 2018	36	12	1	0	0	3	n/a	n/a	52
Q2 2017	37	4	0	0	0	0	n/a	n/a	41
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2018	49	44	18	0	1	97	n/a	n/a	209
Q2 2017	53	60	23	0	0	180	n/a	n/a	316

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q2 2018	17	27	31	0	5	68	n/a	n/a	148
Q2 2017	29	35	21	0	0	73	n/a	n/a	158
Aylmer									
Q2 2018	6	7	31	0	5	41	n/a	n/a	90
Q2 2017	11	12	15	0	0	66	n/a	n/a	104
Hull									
Q2 2018	0	0	0	0	0	21	n/a	n/a	21
Q2 2017	14	0	0	0	0	2	n/a	n/a	16
Gatineau									
Q2 2018	9	11	0	0	0	6	n/a	n/a	26
Q2 2017	4	16	6	0	0	5	n/a	n/a	31
Buckingham									
Q2 2018	0	7	0	0	0	0	n/a	n/a	7
Q2 2017	0	1	0	0	0	0	n/a	n/a	1
Masson-Angers									
Q2 2018	2	2	0	0	0	0	n/a	n/a	4
Q2 2017	0	6	0	0	0	0	n/a	n/a	6
Rest of the CMA (Quebec portion)									
Q2 2018	42	7	2	0	0	0	n/a	n/a	51
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2018	59	34	33	0	5	68	n/a	n/a	199
Q2 2017	31	35	21	0	0	73	n/a	n/a	160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec portion) 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	420	190	111	0	11	104	0	1,034	1,870
% Change	12.0	-12.8	-6.7	n/a	n/a	-78.8	n/a	67.9	2.8
2016	375	218	119	0	0	491	0	616	1,819
% Change	-11.1	-33.9	17.8	n/a	-100.0	86.7	n/a	38.4	14.8
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
City of Gatineau	38	22	54	60	38	26	318	156	448	264	69.7
Aylmer	7	6	24	30	33	22	149	132	213	190	12.1
Hull	1	1	0	0	0	0	139	10	140	11	**
Gatineau	23	12	12	10	5	4	21	14	61	40	52.5
Buckingham	0	2	10	4	0	0	9	0	19	6	**
Masson-Angers	7	1	8	16	0	0	0	0	15	17	-11.8
Rest of the CMA (Quebec portion)	47	29	6	0	0	3	2	1	55	33	66.7
Ottawa-Gatineau CMA (Quebec portion)	85	51	60	60	38	29	320	157	503	297	69.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
City of Gatineau	50	37	86	94	38	42	531	520	705	693	1.7
Aylmer	9	14	36	44	33	38	287	488	365	584	-37.5
Hull	2	3	0	0	0	0	214	16	216	19	**
Gatineau	32	16	24	20	5	4	21	14	82	54	51.9
Buckingham	0	2	16	10	0	0	9	0	25	12	108.3
Masson-Angers	7	2	10	20	0	0	0	2	17	24	-29.2
Rest of the CMA (Quebec portion)	92	55	8	0	0	6	9	2	109	63	73.0
Ottawa-Gatineau CMA (Quebec portion)	142	92	94	94	38	48	540	522	814	756	7.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
City of Gatineau	38	26	0	0	128	50	190	106
Aylmer	33	22	0	0	61	50	88	82
Hull	0	0	0	0	63	0	76	10
Gatineau	5	4	0	0	4	0	17	14
Buckingham	0	0	0	0	0	0	9	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	3	0	0	2	0	0	1
Ottawa-Gatineau CMA (Quebec portion)	38	29	0	0	130	50	190	107

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	38	42	0	0	276	94	255	426
Aylmer	33	38	0	0	139	92	148	396
Hull	0	0	0	0	133	0	81	16
Gatineau	5	4	0	0	4	0	17	14
Buckingham	0	0	0	0	0	0	9	0
Masson-Angers	0	0	0	0	0	2	0	0
Rest of the CMA (Quebec portion)	0	6	0	0	6	0	3	2
Ottawa-Gatineau CMA (Quebec portion)	38	48	0	0	282	94	258	428

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
City of Gatineau	134	120	124	38	190	106	448	264
Aylmer	68	70	57	38	88	82	213	190
Hull	1	1	63	0	76	10	140	11
Gatineau	40	26	4	0	17	14	61	40
Buckingham	10	6	0	0	9	0	19	6
Masson-Angers	15	17	0	0	0	0	15	17
Rest of the CMA (Quebec portion)	55	32	0	0	0	1	55	33
Ottawa-Gatineau CMA (Quebec portion)	189	152	124	38	190	107	503	297

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	178	181	272	86	255	426	705	693
Aylmer	82	102	135	86	148	396	365	584
Hull	2	3	133	0	81	16	216	19
Gatineau	61	40	4	0	17	14	82	54
Buckingham	16	12	0	0	9	0	25	12
Masson-Angers	17	24	0	0	0	0	17	24
Rest of the CMA (Quebec portion)	106	61	0	0	3	2	109	63
Ottawa-Gatineau CMA (Quebec portion)	284	242	272	86	258	428	814	756

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
City of Gatineau	17	19	24	56	28	17	270	157	339	249	36.1
Aylmer	6	11	2	32	28	13	24	133	60	189	-68.3
Hull	0	5	0	0	0	0	185	0	185	5	**
Gatineau	8	3	12	8	0	4	61	24	81	39	107.7
Buckingham	0	0	8	10	0	0	0	0	8	10	-20.0
Masson-Angers	3	0	2	6	0	0	0	0	5	6	-16.7
Rest of the CMA (Quebec portion)	42	6	12	0	0	0	2	0	56	6	**
Ottawa-Gatineau CMA (Quebec portion)	59	25	36	56	28	17	272	157	395	255	54.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
City of Gatineau	49	33	46	88	56	41	597	246	748	408	83.3
Aylmer	16	15	10	44	52	37	222	219	300	315	-4.8
Hull	1	5	0	0	0	0	310	3	311	8	**
Gatineau	26	10	14	24	4	4	61	24	105	62	69.4
Buckingham	0	0	12	12	0	0	0	0	12	12	0.0
Masson-Angers	6	3	10	8	0	0	4	0	20	11	81.8
Rest of the CMA (Quebec portion)	159	62	22	2	0	0	24	3	205	67	**
Ottawa-Gatineau CMA (Quebec portion)	208	95	68	90	56	41	621	249	953	475	100.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
City of Gatineau	28	17	0	0	8	64	262	93
Aylmer	28	13	0	0	8	64	16	69
Hull	0	0	0	0	0	0	185	0
Gatineau	0	4	0	0	0	0	61	24
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	2	0
Ottawa-Gatineau CMA (Quebec portion)	28	17	0	0	8	64	264	93

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	56	41	0	0	76	150	521	96
Aylmer	52	37	0	0	32	150	190	69
Hull	0	0	0	0	44	0	266	3
Gatineau	4	4	0	0	0	0	61	24
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	22	1
Ottawa-Gatineau CMA (Quebec portion)	56	41	0	0	78	152	543	97

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
City of Gatineau	68	92	9	64	262	93	339	249
Aylmer	35	56	9	64	16	69	60	189
Hull	0	5	0	0	185	0	185	5
Gatineau	20	15	0	0	61	24	81	39
Buckingham	8	10	0	0	0	0	8	10
Masson-Angers	5	6	0	0	0	0	5	6
Rest of the CMA (Quebec portion)	54	6	0	0	2	0	56	6
Ottawa-Gatineau CMA (Quebec portion)	122	98	9	64	264	93	395	255

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	150	162	77	150	521	96	748	408
Aylmer	77	96	33	150	190	69	300	315
Hull	1	5	44	0	266	3	311	8
Gatineau	44	38	0	0	61	24	105	62
Buckingham	12	12	0	0	0	0	12	12
Masson-Angers	16	11	0	0	4	0	20	11
Rest of the CMA (Quebec portion)	183	66	0	0	22	1	205	67
Ottawa-Gatineau CMA (Quebec portion)	333	228	77	150	543	97	953	475

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q2 2018	0	0.0	0	0.0	5	41.7	3	25.0	4	33.3	12	-	442,067
Q2 2017	0	0.0	0	0.0	7	26.9	10	38.5	9	34.6	26	465,000	452,035
Year-to-date 2018	0	0.0	0	0.0	12	38.7	10	32.3	9	29.0	31	467,500	458,145
Year-to-date 2017	0	0.0	3	5.9	18	35.3	14	27.5	16	31.4	51	425,000	432,752
Aylmer													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Q2 2017	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	-	-
Year-to-date 2018	0	0.0	0	0.0	1	8.3	3	25.0	8	66.7	12	-	558,852
Year-to-date 2017	0	0.0	0	0.0	1	6.3	4	25.0	11	68.8	16	-	-
Hull													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	0.0	0	0.0	6	42.9	5	35.7	3	21.4	14	-	-
Year-to-date 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	13	52.0	9	36.0	3	12.0	25	-	377,133
Gatineau													
Q2 2018	0	0.0	0	0.0	4	57.1	3	42.9	0	0.0	7	-	-
Q2 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	6	46.2	6	46.2	1	7.7	13	-	-
Year-to-date 2017	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	6	-	-
Buckingham													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Masson-Angers													
Q2 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Rest of the CMA (Quebec portion)													
Q2 2018	0	0.0	5	22.7	1	4.5	7	31.8	9	40.9	22	-	-
Q2 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	2.0	17	34.0	8	16.0	13	26.0	11	22.0	50	-	311,546
Year-to-date 2017	0	0.0	10	27.8	10	27.8	9	25.0	7	19.4	36	-	415,551
Ottawa-Gatineau CMA (Quebec portion)													
Q2 2018	0	0.0	5	14.7	6	17.6	10	29.4	13	38.2	34	460,000	487,004
Q2 2017	0	0.0	1	3.7	7	25.9	10	37.0	9	33.3	27	465,000	454,826
Year-to-date 2018	1	1.2	17	21.0	20	24.7	23	28.4	20	24.7	81	420,000	428,997
Year-to-date 2017	0	0.0	13	14.9	28	32.2	23	26.4	23	26.4	87	402,500	419,391

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
City of Gatineau	442,067	452,035	-2.2	458,145	432,752	5.9
Aylmer	-	-	n/a	558,852	-	n/a
Hull	-	-	n/a	-	377,133	n/a
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	-	-	n/a	311,546	415,551	-25.0
Ottawa-Gatineau CMA (Quebec portion)	487,004	454,826	7.1	428,997	419,391	2.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2018	1,258	1,903	2,204	279,792	5.3	265,965	7.3
Q2 2017	1,095	1,793	2,442	274,211	6.7	262,330	8.5
% Change	14.9	6.1	-9.7	2.0	n/a	1.4	n/a
YTD 2018	1,964	3,580	2,088	273,665	6.4	n/a	n/a
YTD 2017	1,905	3,632	2,371	270,253	7.5	n/a	n/a
% Change	3.1	-1.4	-11.9	1.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2018	197	368	550	182,321	8.4	180,869	10.6
Q2 2017	160	346	639	172,978	12.0	171,700	14.4
% Change	23.1	6.4	-13.9	5.4	n/a	5.3	n/a
YTD 2018	334	736	521	183,402	9.4	n/a	n/a
YTD 2017	279	756	608	173,537	13.1	n/a	n/a
% Change	19.7	-2.6	-14.2	5.7	n/a	n/a	n/a
PLEX*							
Q2 2018	79	180	281	310,698	10.7	303,939	12.4
Q2 2017	78	145	273	288,438	10.5	291,087	12.3
% Change	1.3	24.1	2.8	7.7	n/a	4.4	n/a
YTD 2018	143	347	271	304,544	11.4	n/a	n/a
YTD 2017	140	320	268	291,838	11.5	n/a	n/a
% Change	2.1	8.4	0.9	4.4	n/a	n/a	n/a
TOTAL							
Q2 2018	1,538	2,463	3,055	269,917	6.0	257,690	8.1
Q2 2017	1,335	2,293	3,370	262,734	7.6	252,999	9.5
% Change	15.2	7.4	-9.4	2.7	n/a	1.9	n/a
YTD 2018	2,445	4,683	2,897	255,652	7.1	n/a	n/a
YTD 2017	2,327	4,722	3,262	244,979	8.4	n/a	n/a
% Change	5.1	-0.8	-11.2	4.4	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

– Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	126.2	176.1	5.6	67.9	1,032
	February	561	3.14	4.64	100.2	126.6	176.0	5.6	67.8	1,026
	March	561	3.14	4.64	100.8	126.7	176.8	5.6	68.1	1,018
	April	561	3.14	4.64	101.1	127.0	178.1	5.6	68.6	1,006
	May	561	3.14	4.64	101.5	127.1	180.4	5.5	69.3	997
	June	561	3.14	4.64	102.4	126.7	182.3	5.4	69.9	997
	July	573	3.14	4.84	102.7	126.7	182.3	5.4	69.9	1,008
	August	573	3.14	4.84	103.1	126.7	180.8	5.8	69.6	1,021
	September	575	3.09	4.89	103.1	127.1	179.6	5.9	69.1	1,028
	October	581	3.24	4.99	104.1	127.2	179.0	5.7	68.8	1,027
	November	581	3.24	4.99	104.6	127.7	178.5	5.4	68.2	1,024
	December	581	3.24	4.99	104.7	127.5	178.9	5.0	68.1	1,026
2018	January	590	3.34	5.14	104.8	127.8	180	4.8	68.3	1,018
	February	590	3.34	5.14	105.2	128.5	182.3	4.5	68.9	1,005
	March	590	3.34	5.14	106.6	128.7	183.1	4.7	69.3	985
	April	590	3.34	5.14	106.7	129.2	184.4	4.8	69.9	985
	May	601	3.49	5.34	106.8	129.3	183.4	5.1	69.6	986
	June	601	3.49	5.34		129.2	181.6	4.9	68.7	991
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✔ Information in one central location
- ✔ Desktop and mobile friendly
- ✔ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

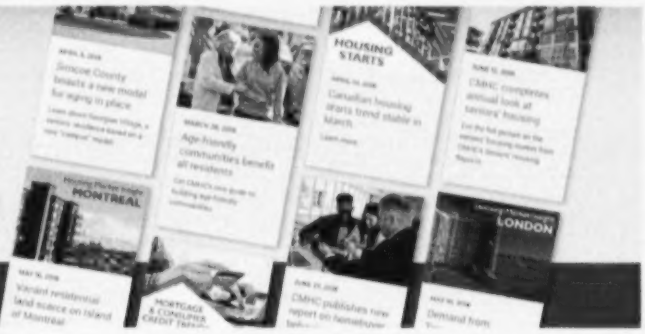
Housing Observer

Featuring quick reads and videos on...

- Analysis and data • Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer



housing-now-tables-gatineau-64215-2018-Q03-en